

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 7, 2016 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jennifer Miller, Assistant Director; Andrew Murray, Senior Planner; Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: February 16, 2016, APC Meeting Minutes

Motion: To approve the February 16, 2016 minutes.

Motion: Horkay; Second: Woodard; Vote: Approved 9-0.

Murray reviewed the meeting rules and procedures.

Case No. 1602-DDP-03

Description: Central Christian Church

SEC of 151st Street and Towne Road

Central Christian Church by Weihe Engineers requests Detailed Development Plan review for a new church building on approximately 19.99 acres +/-, located in the AG-SF1: Agriculture/Single-Family Rural District.

Todd presented an overview of the Detailed Development Plan, as outlined in the staff report.

T. Smith asked about the architecture for any future buildings on the adjacent property to the east of the church.

Petitioner stated that there are no additional buildings planned for the church site, beyond the future expansion noted on the plans. He also stated that the 60 acres to the east is actively being sold for residential development, and that developer would be bringing forward their own architecture for the homes.

Schmitz asked about waivers.

Todd noted that all issues were addressed and the waivers were no longer needed.

Motion: To approve 1602-DDP-03 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Woodard; Second: Day; Vote: 9-0.

Case No. 1602-ODP-02 & 1602-SPP-03

Description: Waterford at the Bridgewater, Parcel L3
SEC of 151st Street and Carey Road
Throgmartin Henke Development, LLP by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for twenty (20) single-family lots on approximately 10.23-acres +/-, located in the Bridgewater PUD District.

Murray presented an overview of both the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To approve 1602-ODP-02 and 1602-SPP-03 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.

Motion: R. Smith; Second: Schmitz; Vote: 9-0.

Case No. 1510-ODP-20 & 1510-SPP-20

Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Howard presented an overview of both the Overall Development Plan and the Primary Plat, as outlined in the staff report.

Ann Kloc, MI Homes, gave a brief presentation/update.

Woodard asked about drainage.

Kloc noted that any current issues are not as a result of any work being done onsite now. The site will be graded to drain into their ponds.

Jason Farmer, 1415 W. 186th Street did speak up with concerns about drainage. Mr. Farmer was advised the public hearing was already held.

Motion: To approve 1510-ODP-20 and 1510-SPP-20 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location

permit.

Motion: Maue; Second: Horkay; Vote: 9-0.

Case No. 1602-ODP-04 & 1602-SPP-04

Description: West Rail
NEC of 156th Street and Ditch Road
Beazer Homes of Indiana, LLP by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 183 single family lots on approximately 108.2 acres +/-, located in the West Rail PUD District.

Rubadue presented an overview of both the Overall Development Plan and the Primary Plat, as outlined in the staff report.

Motion: To approve 1602-ODP-04 and 1602-SPP-04 with the following conditions:

- a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- b. The final approval of the landscape plan be delegated to the Department.

Motion: Woodard; Second: T. Smith; Vote: 9-0.

Case No. 1603-SPP-05, 1603-ODP-05 & 1603-DDP-06 [PUBLIC HEARING]

Description: Culver's
17651 Sun Park Drive
Custard Kings by Weihe Engineering requests Primary Plat, Overall Development Plan and Detailed Development Plan review for a 4,658 square foot +/- restaurant on approximately 0.99 acre +/- within the Culver's Sun Park Planned Unit Development (PUD) District.

Todd presented an overview of the Primary Plat, Overall Development Plan and the Detailed Development Plan, as outlined in the staff report.

T. Smith asked about the exterior elevations.

Todd noted that those issues were all addressed with the approval of the PUD.

Public Hearing opened at 7:24 pm.

No public comments.

Public Hearing closed at 7:25 pm.

No action is required at this time.

Woodard recused himself.

Case No. 1603-ODP-06 & 1603-SPP-06 [PUBLIC HEARING]

Description: Harmony – Section 4
North of 151st Street, between Ditch Road and Towne Road
Estridge Development Management requests an amendment to the previously approved Overall Development Plan and Primary Plat for single-family residential lots on approximately 138.8 acres +/-, located in the Harmony PUD District.

Murray presented an overview of both the Overall Development Plan and the Primary Plat, as outlined in the staff report.

Public Hearing opened at 7:29 pm.

Becky Cage, 1461 W 151st Street; She and her neighbors feel that there is a push to put more homes into the neighborhood without leaving enough common area space. Concerned about the width and configuration of the adjacent roadways, EMS response time, density with the condos and potential traffic issues on 151st Street.

Cindy Spoljaric, 1613 Chancellors Ridge Way; Noted that the right of way widths appeared to be increasing and decreasing front yard setbacks. Spoljaric also asked about where the 63 acres of common space was to be located.

Public Hearing closed at 7:33 pm.

Murray noted that the open space as presented is compliant with the PUD and that the condos permitted by the PUD are further south near 146th Street.

Bryan Stumpf, Estridge Development Management, explained the change in lot widths and adjusting to market demand. Stumpf gave a summary on the development's clubhouse and other amenities planned within the area.

T. Smith asked about the changes contemplated.

Stumpf explained that there will not be changes to the open space or roads, but the proposal allows them to more quickly respond to market changes/desires.

T. Smith noted that the speaker had concerns about density and concentration.

Stumpf noted that the previously done traffic studies contemplated significantly more lots than what they will build. The current 151st Street will be able to handle the traffic.

Todd noted that the right of way was increased to allow for street trees and to not penalize the developer, reduced setbacks and reduced lot square feet. Todd also noted that there are no changes to the road network from what was previously approved in January.

Graham asked about EMS responses.

Murray noted that the Fire Department is part of the technical review process and did not have comments relative to that concern.

Becky Cage addressed the Commission again about improvements to 151st Street.

Zaiger explained that staff would provide a business card to her to contact regarding specific follow-up questions.

No action required at this time.

Woodard returned to the meeting.

Case No. 1603-PUD-02 [PUBLIC HEARING]

Description: Keeneland Park PUD
Southwest Corner of Spring Mill Road and 169th Street
Beazer Homes Indiana LLP requests an amendment to the Keeneland Park PUD to allow an additional architectural theme within the development.

Rubadue presented an overview of the amendment to the PUD, as outlined in the staff report.

T. Smith asked how many options are currently available.

Rubadue noted there are six and this will make seven.

Public Hearing opened at 7:47 pm.

No public comments.

Public Hearing closed at 7:48 pm.

Motion: To forward ordinance 1603-PUD-02 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Horkay; Vote: 9-0.

Case No. 1603-PUD-03 [PUBLIC HEARING]

Description: Spring Mill Station Northeast Quadrant PUD
Kroger Limited Partnership by EMH&T requests an amendment to the Spring Mill Station Northeast Quadrant PUD District to permit a Monument Sign on an Outlot.

Pam Howard presented an overview of the amendment to the PUD, as outlined in the staff report.

Graham asked about the size of the current sign.

Woodard noted that the current sign will be removed and asked if the proposed sign will be similar in size.

Paula Gartner, EMHT, will have more information in two weeks. They anticipate rebuilding and upgrading the former monument sign, on the new site.

Public Hearing opened at 7:52 pm.

Michael DeSalvo, 16176 Lakeville Xing; Concerned about signage placement relative to patrons exiting the station and visibility. Does not see a reason to move the sign or add more. The gas station itself has created traffic issues on Lakeville Xing where there are already 2 stop signs that are not obeyed.

Public Hearing closed at 7:56 pm.

Gartner responded that the existing monument sign will be removed when the existing station is removed. The sign on the canopy will be removed at the request of the Spring Mill Station Task Group. The sign itself is outside the clear vision triangle for the intersection and the right turn lane and passing blister will be added as required by the City's Public Works Department.

Graham requested better illustrations showing the improvement for the next meeting.

Woodard asked about the stop signs.

Gartner identified those locations.

Hoover asked about striping in the Kroger parking lot for pedestrian crossings.

Gartner noted that stop bars and signs will be installed to improve the intersection.

No action is required at this time.

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on

approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Case No. 1603-DDP-07 [CONTINUED]

Description: Riverview Hospital
Northeast Corner of US 31 and SR 32
Riverview Hospital by American Structurepoint, Inc. requests Detailed Development Plan review for a 100,000 square foot +/- building on Approximately 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Case No. 1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

No report.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (8:02 pm)

Motion: Schmidt; Second: T. Smith; Vote: 9-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton